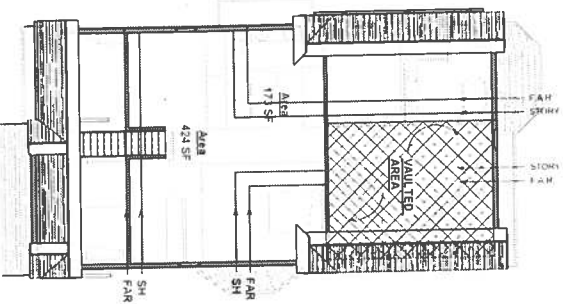
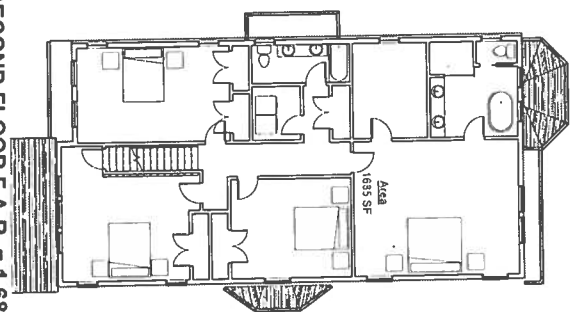
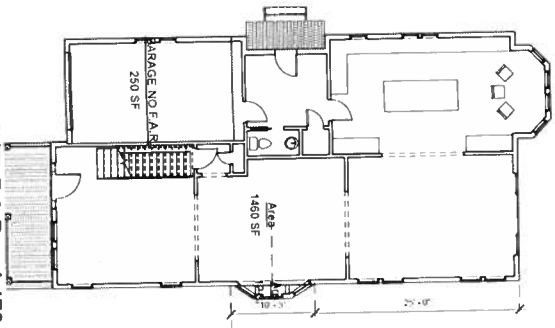


GENERAL NOTES:

- These drawings have been prepared in accordance with the regulations of the NJ Edition Uniform Construction Code, International Building Code/2015 and International Residential Code/2015 and applicable Municipal Codes.
- The work of all Contractors shall comply with the requirements set forth in all applicable Municipal, State and National Codes and Regulations, specifically but not limited to the New Jersey Uniform Construction Code as well as the following Codes:
  - INTERNATIONAL RESIDENTIAL CODE - NJ ED., 2015
  - INTERNATIONAL MECHANICAL CODE - NJ ED., 2015
  - INTERNATIONAL ELECTRICAL CODE - NJ ED., 2015
  - INTERNATIONAL FUEL GAS CODE 2015
  - NATIONAL ELECTRICAL CODE 2014
  - NATIONAL STANDARD PLUMBING CODE 2015
- USE GROUP R-4
- CONSTRUCTION CLASS 5B
- DESIGN LOADS:
  - ROOF LIVE - 30 PSF DEAD - 10 PSF TOTAL - 40 PSF
  - WIND SPEED 100 PSF TOTAL - 40 PSF
  - AND R LIVE - 40 PSF DEAD - 15 PSF TOTAL - 55 PSF
  - 1ST FLR LIVE - 40 PSF DEAD - 15 PSF TOTAL - 55 PSF
  - SNOW - 65 PSF
- Deviations from the work shown, or reasonably implied, shall not be undertaken without written consent of the Architect, a copy of which shall be filed with the Construction Official.
- Data on existing conditions are not intended as representations or warranties of accuracy or currency of as-built conditions. Data is derived from field survey and is made available for the convenience of the Contractor. The Contractor shall verify all dimensions and conditions in the field. The Contractor shall be responsible for identifying and correcting any discrepancies or conditions not as anticipated or indicated. The Architect shall be notified immediately for clarification before proceeding with the work.
- Drawings shall not be used for issuance of a building permit unless signed and sealed by the Architect. The Contractor shall obtain permits and pay for same.
- Contractor shall verify all pertinent conditions, dimensions and elevations and report discrepancies, if any, to the Architect for resolution and adjustment. Do not scale drawings. Consult Architect for answers to all dimensional questions. All plan dimensions are nominal and are taken from face of finish unless otherwise noted.
- The work of all trades, as shown or as specified, shall be in accordance with the contract documents. The Contractor shall include in the work an additional cost to Owner, all labor, materials and services including temporary services and utilities. In order to comply with all applicable laws, codes, ordinances, rules and regulations, whether or not shown on drawings and/or specified, the Contractor shall give all necessary notices, obtain all permits and pay for all taxes, fees and other costs relating to the work.
- The Contractor shall be held to have visited the site and premises of work prior to submitting a bid and informed himself as to the current market conditions. The Contractor warrants that he has familiarized himself with the drawings and specifications, and that he will fulfill the Owner's design intent without reservation. The Contractor is solely responsible for the means, method, techniques, sequences and procedures of the work.
- These drawings are the property of the Architect and are to be used at the referenced site only.
- All materials shall be installed as per the Manufacturer's specifications.
- Contractor shall comply with OSHA requirements during the entire construction process.
- Contractor shall be responsible to contact the Architect for any clarification drawings or information needed.
- The Architect shall not be responsible for the identification or removal of asbestos, toxic waste, hazardous materials or gases of any kind.
- The Contractor shall obtain utility company permits as required prior to any excavation or construction.
- The Architect / Engineer shall not be responsible for the safety and construction procedures, techniques or the failure of the Contractor to carry out work in accordance with the drawings of applicable codes.
- Patch and repair all existing areas disturbed by new adjacent work.
- SITE PLAN NOTES:
  - The general contractor shall take special care to minimize damage to the site around the area of new construction.
  - The general contractor shall take special care to avoid damage to trees, shrubs, flowers and grass on the job site.
  - All existing trees that do not interfere with the new construction shall remain on site.
  - The general contractor shall keep the job site cleaned up on a regular basis and will not allow construction debris to accumulate around the work area.
  - The general contractor shall provide and pay for a "dumpline" type refuse container to be kept on the job site as needed to maintain the job site in a clean condition.
  - The general contractor shall restore the job site to it's present condition after the construction work is complete. All risks caused by construction equipment shall be graded smooth and level, and all damaged grass areas shall be restored with new sod. All damaged shrubs will be replaced.
  - Existing top soil shall be kept on the job site for final grading. All other excess excavation material shall be removed from the site.

| ZONING DATA: BLOCK# XXX LOT# XX ZONE: RS-8          |                     |                                 |                 |  |
|---|---------------------|---------------------------------|-----------------|--|
| ITEM  | ORDINANCE           | PROPOSED                        | COMMENTS        |  |
| LOT AREA  | 8,000 SF            | 8,690 SF                        | CONFORMS        |  |
| LOT WIDTH   | 60'                 | 50' MINIMUM                     | NON CONFORMANCY |  |
| LOT FRONTAGE  | 60'                 | 50'                             | NON CONFORMANCY |  |
| LOT DEPTH   | 120'                | 173'                            | CONFORMS        |  |
| FRONT YARD SETBACK                                  | 40'                 | 40'                             | CONFORMS        |  |
| SIDE YARD MINIMUM                                   | 10'                 | 10' LEFT SIDE<br>10' RIGHT SIDE | CONFORMS        |  |
| REAR YARD SETBACK                                   | 35'                 | 71' - 10' TO BAY                | CONFORMS        |  |
| BUILDING HEIGHT                                     | 32'                 | 31' - 11"                       | CONFORMS        |  |
| STORY HEIGHT  | 2 1/2 STORIES       | 2 1/2 STORIES (424 SF)          | CONFORMS        |  |
| FLOOR AREA RATIO                                    | 37% NOT ABOVE 3.200 | 36.90 % / 3.192 SF              | CONFORMS        |  |
| BASEMENT - NOT A STORY                              |                     |                                 |                 |  |
| FIRST FLOOR   |                     | 1,471 SF                        |                 |  |
| SECOND FLOOR  |                     | 1,685 SF                        |                 |  |
| ATTIC ABOVE 5'-0"                                   |                     | 36 SF                           |                 |  |
| BUILDING COVERAGE                                   | 20% / 1,730 SF MAX  | 19.94% / 1,725 SF               | CONFORMS        |  |
| BUILDING COVERAGE W/ OPEN REAR DECK                 | 22% / 1,903 SF MAX  |                                 | CONFORMS        |  |
| BUILDING COVERAGE W/ OPEN REAR DECK AND FRONT PORCH | 24% / 2,076 SF MAX  |                                 | CONFORMS        |  |
| LOT COVERAGE  | 50% / 4,325 SF      |                                 | CONFORMS        |  |
| EAVE HEIGHT   | 22'                 | 16' - 0"                        | CONFORMS        |  |
| CONTINUOUS WALL LENGTH                              | 25'                 | 25' - 0" LEFT / 23' - 5" RIGHT  | CONFORMS        |  |
| GARAGE  | 1 CAR               | 1 CAR                           | CONFORMS        |  |



Lazar Architecture, LLC  
328 Park Avenue  
Scotch Plains, NJ 07076  
908.419.4801

Surname Addition & Alterations  
Client Name  
Project Address  
City, State Zip

SITE PLAN

STORY HEIGHT = 1,685/3 = 561 MAX SF  
ATTIC F.A.R. = 597 - 561 = 36 SF  
ATTIC FLOOR F.A.R. = 1,685/3 = 561 DEDUCTED.

|         |              |
|---------|--------------|
| Owner   | Issue Date   |
| Checker | Author       |
| Checker | Checker      |
| V1      | As indicated |

328 Park Avenue  
Scotch Plains, NJ 07076  
908.419.4801

Drawn by  
3/20/15  
Project  
Architect  
Scale  
Date  
4/2/15

Surname Addition &  
Alterations

Client Name  
Project Address  
City, State Zip

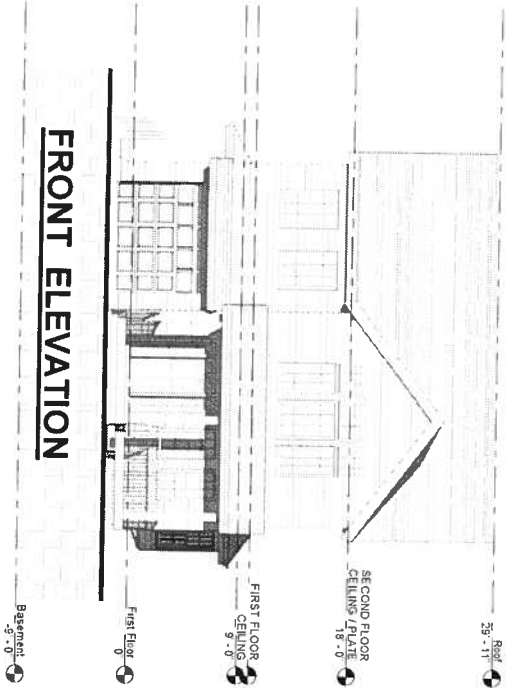
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Hilde Lazar AIA  
NJ LICENSE #210400800  
  
THIS DRAWING IS IN COMPLIANCE WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICTING OR LACKING DIMENSIONS.

ELEVATIONS

| Date       | Issue Date |
|------------|------------|
| Drawn by   | Author     |
| Checked by | Checker    |

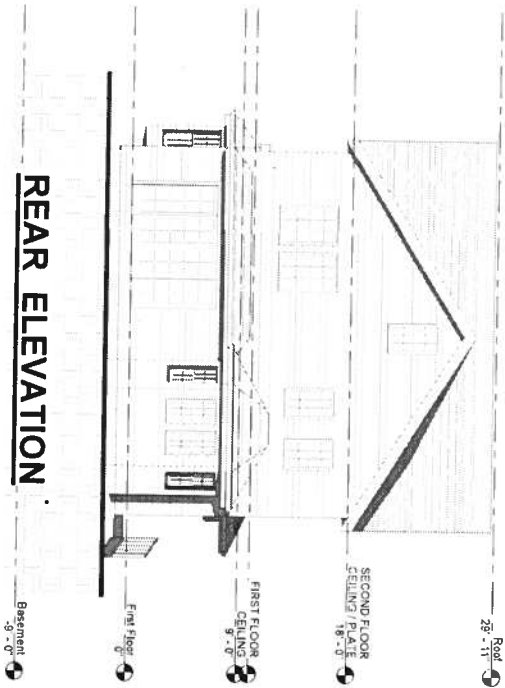
V4



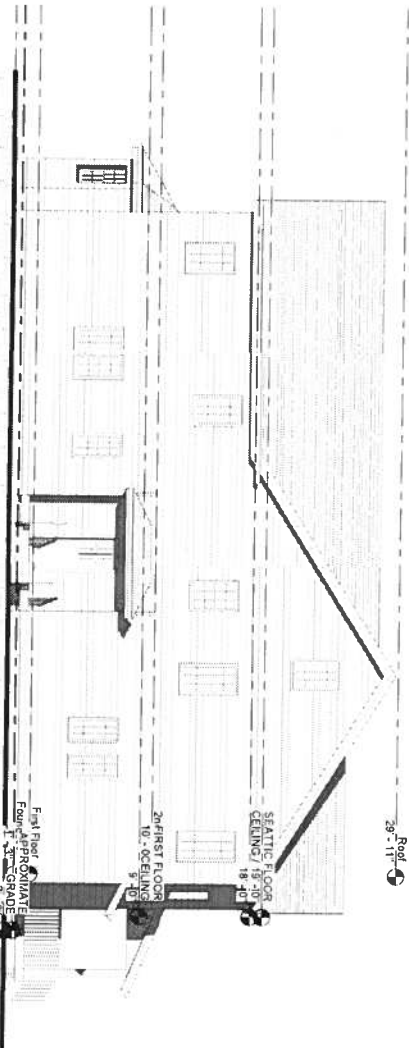
**FRONT ELEVATION**



**RIGHT SIDE ELEVATION**



**REAR ELEVATION**



**LEFT SIDE ELEVATION**